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January 18, 2008

# COUNTRYWIDE HOME LOANS C/O ANGELA LARSON 2680 SNELLING AVE N ROSEVILLE MN 55113

Re: 314 Bates Ave File#: 06 278690 VB3

Dear Property Owner:

Pursuant to your request the above-referenced property was inspected and the following report is submitted:

#### **BUILDING**

- 1. Replace all missing and rotted siding, siding corner, fascia core molding and trim, with the same type. (HPC regulations apply)
- 2. Rebuild front porch footings, foundation and framing. South side is sinking.
- 3. Re-level front steps.
- 4. Replace rear steps and landing to code.
- 5. Install venting to code in second floor bathroom.
- 6. Replace kitchen cabinets and counter tops.
- 7. Repair or replace all doors, windows and trim as needed.
- 8. Install hand and guardrails on all stairways and steps as per attachment.
- 9. Strap or support top of stair stringers.
- 10. Install plinth blocks under posts in basement.
- 11. Tuck Point interior/exterior foundation as needed.
- 12. Install floor covering in the bathroom and the kitchen this is impervious to water.
- 13. Install tempered glass in window on stair landing, of second and third floors, to Code.
- 14. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
- 15. Repair walls and ceilings throughout, as necessary.

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- 16. Where wall and ceiling covering is removed, attic, replace doors and windows, (insulation, glass, weather stripping, etc.) shall meet new energy code standards.
- 17. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
- 18. Any framing members that do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not headered, etc.) are to be reconstructed as per code.
- 19. Habitable rooms with new usage, replaced windows shall have glass area equal to 8% of floor area, or a minimum of 8 sq. ft., one-half of which shall operate and all bedroom windows shall meet emergency egress requirements (20" wide minimum, 24" high minimum but not less than 5.7 sq. ft. overall).
- 20. Provide general clean-up of premise.
- 21. Provide smoke detectors as per the Minnesota State Building Code.
- 22. Repair soffit, fascia trim, etc. as necessary.
- 23. Provide proper drainage around house to direct water away from foundation.
- 24. Provide general rehabilitation of garage to meet Chapter 34 of S.P.L.C.

## **ELECTRICAL**

- 1. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC, With electrical clamps.
- 2. Provide a complete circuit directory at service panel.
- 3. Verify/install a separate 20 ampere laundry circuit & a separate 20 ampere kitchen appliance circuit.
- 4. Install "S" type fuse adapters and proper size "S" fuses.
- 5. Verify that circuit breaker amperage matches wire size.
- 6. Close open knockouts in service panel/junction boxes with knockouts seals.
- 7. Properly strap cables and conduits in basement or service conduit on the exterior of the house.
- 8. Install/replace GFCI receptacle in second floor bathroom adjacent to the sink.
- 9. Ground bathroom light in basement and second floor bathrooms and disconnect receptacle on fixture.
- 10. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
- 11. Check all 3-wire outlets for proper polarity and verify ground.
- 12. Remove any 3-wire ungrounded outlets, and replace with 2-wire, or ground 3-wire to code.
- 13. Throughout building, install outlets and light fixtures, as specified in Bulletin 80-1.
- 14. Install exterior lights at back entry door.
- 15. Remove and/or rewire all illegal, improper or hazardous wiring in basement, garage, attic and kitchen.

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- 16. All electrical work must be done by a licensed electrical contractor under an electrical permit.
- 17. Any open walls or walls that are open as part of this project must be wired to the standards of the 2005 NEC.
- 18. No power in house.
- 19. Install electrical boxes at lights in basement.
- 20. New bedroom outlets need to be on an AFCI breaker.

#### **PLUMBING**

All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.

#### Basement:

- 1. Water heater is not fired nor in service.
- 2. Temperature and pressure relief valve discharge piping is incorrect.
- 3. Gas piping is incorrect and has no gas shutoff.
- 4. Gas venting and water piping are incorrect.
- 5. Water meter is removed and not in service.
- 6. Boiler fill water line requires back-flow assembly or device.
- 7. Provide water piping to all fixtures.
- 8. Replace corroded gas piping.
- 9. Soil and waste piping is unplugged or has open piping; back-pitched piping.
- 10. Soil and waste has improper pipe supports, connections, transitions, fittings or pipe usage.
- 11. Laundry tub is incorrectly vented.

#### First Floor:

12. Kitchen sink has incorrect waste and is missing a fixture.

#### Second Floor:

- 13. Reset water closet to code.
- 14. Bathtub faucet is missing, broken or has missing parts.
- 15. Exterior rain leader is not properly plugged or capped off.

### **HEATING**

- 1. Clean and Orsat boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leaks and provide documentation from a licensed contractor that the heating unit is safe.
- 2. Install chimney liner.
- 3. Replace boiler flue venting and provide proper pitch for gas appliance venting.
- 4. Connect boiler and water heater venting into chimney liner.
- 5. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to Code.
- 6. Vent clothes dryer to code.
- 7. Provide adequate combustion air and support to code.
- 8. Provide support for gas lines to Code. Plug, cap and/or remove all disconnected gas lines.
- 9. Provide heat in every habitable room and bathrooms, including third floor rooms.
- 10. Attach metal tag to expansion tank valve stating that this valve must be OPEN at all times except when draining the expansion tank.
- 11. Support supply and return piping for heating system according to Code.
- 12. Provide witnessed test for hot water/steam heating system and check for leaks.
- 13. Install boiler pressure relief valve and/or pipe boiler relief valve discharge to within 18" of the floor.
- 14. Provide back flow preventer on city water fill line to hot water/steam heating system.
- 15. Repair and/or replace fin tube radiation and covers as needed.
- 16. Appropriate Mechanical Permits are required for this work.

### **ZONING**

1. This property was inspected as a single family dwelling.

#### **NOTES**

\*\*See attachment for permit requirements and appeals procedure.

This property is in a designated Heritage Preservation District and all exterior work is subject to HPC guidelines and review before permits are issued. See attached explanation of design review process.

Most of the roof covering could not be inspected. All must meet appropriate codes when completed.

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There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate Codes when complete.

All items noted as <u>recommended</u> do not have to be completed for code compliance but should be completed at a later date. Possible purchasers of property shall be made aware of these items.

This is a registered vacant building. In order to reoccupy the building, all deficiencies listed on the code compliance report must be corrected and be in compliance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34), and all required permits must receive final approval.

\*\*VACANT BUILDING REGISTRATION FEES MUST BE PAID AT
NEIGHBORHOOD HOUSING AND PROPERTY IMPROVEMENT (NHPI) FOR
PERMITS TO BE ISSUED ON THIS PROPERTY\*\*. For further information call, NHPI at
651-266-1900, located at 1600 White Bear Avenue.

Sincerely,

James L. Seeger Code Compliance Officer

JLS:ld

Attachments